



The Salisbury Planning Board held its regular meeting Tuesday, August 26, 2008, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Maggie Blackwell, Robert Cockerl, Tommy Hairston, Craig Neuhardt, Jeff Smith, Valerie Stewart (joined at 4:22) Albert Stout, and Diane Young.

ABSENT: Dr. Mark Beymer and Richard Huffman

STAFF: Dan Mikkelson, Preston Mitchell, and Diana Moghrabi

This meeting was digitally recorded for Access 16 television by Jason Parks.

Jeff Smith, Vice Chair, called the meeting to order and offered a moment of silence to reflect. The minutes of the August 12, 2008, meeting were approved as submitted. The Planning Board adopted the agenda as submitted.

OLD BUSINESS

A. District Map Amendments

CD-4-05-2008

Rowan County
Health & DSS
Addition of DSS to Health Department Building
1811 East Innes Street
Tax Map & Parcel 070-096A

Staff has received a request to amend the Land Development District Map by rezoning approximately seven acres (one parcel) in order to establish a Conditional District (CD) Overlay with base zoning of Corridor Mixed-Use (CMX) for Rowan County. The petition includes a 27,056-square foot single-story addition to the existing 43,912-square foot Rowan County Health Department. Minutes of the August 12, 2008 meeting contain details of the previous Board discussion.

Preston Mitchell made a staff presentation. He requested that the alternate method of compliance for perimeter landscape yards be removed from the plan since it is not required; the base zoning will not change. (Preston explained flex yard requirements in the landscape chapter.)

The petitioner sought a dumpster location variance which was granted by the ZBA on August 18, 2008.

The NCDOT deceleration lane on East Innes Street – Per an email, this will not be required; however, they will require a 30’ radius on the right turn from East Innes Street. That change has been reflected on the agenda packet materials. (August 20, 2008)

Nathan Coyle, 225 N. Main Street, is an architect for Ramsay, Burgin, Smith—225 N. Main Street. He made himself available for questions. He said there will be 3-foot high aluminum picket fence and screening around the parking lot. The utilities will be screened for safety.

Maggie Blackwell had concerns about “dead end” drive aisles. Planning staff had recommended improvement to the interior circulation between the three drive aisles. Parking minimum requirement is 142 spaces and the maximum is 355. The number of parking spaces provided is 321—the client would like to keep as many parking places as they can. These tight spaces will be reserved for staff. Twelve spaces would be lost if connection were provided.

Craig Neuhardt made the following MOTION and STATEMENT OF CONSISTENCY, “The Planning Board finds and determines that Conditional District petition CD-04-05-2008 and its associated documents, which include existing site plan, proposed site plan, landscape plan, and building elevations last dated August 20, 2008, and any other attached documents are consistent with the goals, objectives and policies of the Vision 2020 Comprehensive Plan and hereby recommends approval.” This motion includes the request that alternate methods of compliance for landscaping are removed from the plan. Tommy Hairston seconded the Motion with all members voting AYE. (8-0) Valarie Stewart abstained.

This case will proceed to City Council for a public hearing September 16, 2008.

WESTERN GATEWAY AREA PLAN UPDATE

There will be a visioning session at 7 p.m., August 28, 2008, at the Salisbury Mall in a vacant store area (former Eckerd Drug store). Flyers have been mailed to nearly 700 properties in the Highway 70 study area.

OTHER BOARD BUSINESS

The next Planning Board meeting will be September 9, 2008.

There being no further business to come before the Planning Board, the meeting was adjourned at 4:30 p.m.

Dr. Mark Beymer, Chair

Jeff Smith, Vice Chair

Secretary, Diana Moghrabi